
File No: 2010031402
Prepared By & Return To:
Barry W. Bridgforth, Jr. MSB#9797
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

INDEXING INSTRUCTIONS: Part of Lots 279, 280 and all of Lots 277, 278, Town of Hernando, Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi S13, T3, R8. No plat bk/pg.

WARRANTY DEED

NANCY A. COOKE

GRANTOR

TO

CHRISTOPHER BROWN
and wife, AMY BROWN

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NANCY A. COOKE does hereby sell, convey and warrant unto CHRISTOPHER BROWN and wife, AMY BROWN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:


SEE EXHIBIT "A"


The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record;

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

Robert P. Cooke, III, husband of Nancy A. Cooke, joins in the execution of this instrument for the sole and only purpose of conveying any and all homestead rights he may now have or hereafter acquire in said property. WITNESS our signatures this 26th day of April, 2010.




 ROBERT P. COOKE, III


 NANCY A. COOKE

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 26th day of April, 2010, within my jurisdiction, the within named ROBERT P. COOKE, III and NANCY C. COOKE who acknowledged that they executed the above and foregoing Warranty Deed.



 Notary Public

Grantor's Address & Phone:

390 E. Commerce
 Hernando, MS 38632
 Home: 662-429-7153
 Work: N/A

Grantee's Address & Phone:

480 W. Commerce St.
 Hernando, MS 38632
 Home: 901-417-0158
 Work: 662-832-9738

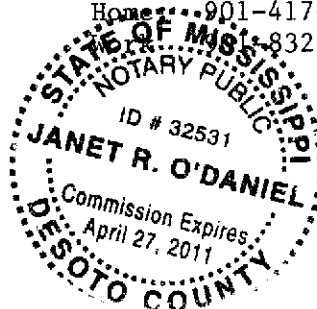


EXHIBIT "A"

Part of Lots 279 and 280 and a closed street and all of Lots 277 and 278 of the Town of Hernando in Section 13; Township 3 South; Range 8 West; City of Hernando in DeSoto County, Mississippi:

Beginning at the Southwest corner of Town of Hernando Lot 277 in Section 13; Township 3 South; Range 8 West, said point being a point at the intersection of the North right of way of Commerce Street (60 feet wide) and the East right of way of Elm Street (40 feet wide); thence North 174.2 feet along the East right of way of said Elm Street to a point; thence North $83^{\circ} 05'$ East 125.3 feet to a point; thence South $5^{\circ} 32'$ East 39.0 feet to a point; thence North $84^{\circ} 37'$ East 98.0 feet to a point; thence South $5^{\circ} 56'$ East 134.0 feet to a point in the North right of way of Commerce Street; thence South $84^{\circ} 50'$ West 98.8 feet along said right of way to a point; thence South $84^{\circ} 50'$ West 124.7 feet to the point of beginning.

AND:

Beginning at the Northwest corner of Town of Hernando Lot 280 in Section 13; Township 3 South; Range 8 West, said point being a point in the intersection of the South right of way of West North Street (40 feet wide) and the East right of way of Elm Street (40 feet wide); thence East 118.3 feet along the South right of way of West North Street to a point; thence South 87.0 feet to a point in the North line of the Cooke lot; thence West 118.3 feet to the Northwest corner of the Cooke lot and a point in the East right of way of Elm Street; thence North 88.5 feet to the point of beginning.